

**TOWN OF NORTHFIELD  
BOARD OF SELECTMEN  
Minutes of August 13, 2007**

*Prior to their regular meeting, Board of Town Selectmen held a Site Visit on the Class 4 Section of Bear Farm Road at 6:00 p.m. The site visit was followed by a Public Hearing on the same topic at 7:00 p.m. in the Community Room of the Brown Public Library.*

Pursuant to 19 V.S.A. § 709, Chair Melvin Adams called the site visit to order at the site for review of a request by Jamie Demasi to realign a road section on the upper portion of the Bear Farm Road. Present were Chair Adams, Selectmen Kenneth Johnson, Charles Morse, and Gregory Sanders, Town Manager Nanci Allard, Superintendent of Public Works William Lyon, Adam and Kayte Bellusci, Kathrena Adams, David Blythe, George and Amy Hock, John Kozlik, Cynthia Wrigley, Shelley and Kurt Lindner, John Demasi, Jamie Demasi, David Demasi, Anna Demasi, Andrew Demasi, and Ben Carr (*Northfield News & Transcript*).

The purpose of the public hearing was to receive input from Mr. Demasi regarding his initial request for making such improvements and to receive input from any abutting land owners. This portion of the road is a Town, Class IV road. Mr. Demasi had requested permission to realign, or straighten, several hundred yards of the road adjacent to his property and had indicated that he would transfer 12' more or less to the Town to extend the right-of-way for the new alignment.

During the site visit it was noted that Mr. Demasi or his agent had substantially altered the Bear Farm Road despite a June letter from the Town indicating that work should not be done until a permit was issued, and July order from Town Counsel to cease all work on the road. Trees had been removed from both sides of the road, road elevation and alignment changed, drainage altered, and survey markers erected by the Town removed.

Chair Adams asked Mr. Demasi to explain his original request and then to describe the work that had been done to the road and the reason(s) for doing so. Mr. Demasi explained that he had been trying for many years to make improvements to the road to no avail. When questioned further by Chair Adams, Mr. Demasi left the meeting.

The Site Visit then concluded at approximately 6:30 p.m. and a public hearing then continued at the Community Room at the Brown Public Library at 7:00 p.m.

Adam Bellusci expressed his concern about encroachments onto his land as well as potential drainage problems and slope alteration issues. Additionally, he inquired how the Town planned to re-establish the true boundaries as the construction that has been done to the road has eradicated most of the markers previously set by the American Consulting Engineers & Surveyors (Williamstown, VT).

John Kozlik also expressed concern that the survey markers were disturbed and would like to see them replaced.

Attorney David Blythe advised those present that he was there to represent a client who owns land beyond the area in question. He questioned the Town's options at this point.

Chair Adams responded there are probably three (3) options for the Town:

1. Accept the work that has been done;
2. Reject the work that has been done and require mitigation if necessary;
3. Proceed with legal action to have damages assessed per authority of 19 V.S.A.

Kate Bellusci encouraged the Board to monitor any future work on the road. Currently, it looks like a giant superhighway at the end of a parking lot. She is not happy with the esthetics of the new road.

Deliberations about any action to be taken in response to the Demasi request, as a result of work done to the town highway, and/or any public comment were deferred as an agenda item in the regularly scheduled meeting of the Selectboard following the Public Hearing.

Without objection, Chair Adams closed the Public Hearing. The regular Selectboard meeting followed immediately.

- I. **ROLL CALL:** Chair Melvin Adams, Selectmen Kenneth Johnson, Roger LeClair (absent) Charles Morse, and Gregory Sanders. Also present were Town Manager Nanci Allard, Superintendent of Public Works William Lyon, Accounting Manager Laurie Baroffio, Larry Drown, Warren Hagy, Adam and Kayte Bellusci, John Kozlick, Linda Barrows, Dolores Barrows, Stacie Morgan, Cynthia Wrigley, Justin Wrigley, David Blythe, and Kathleen Lott (*Northfield News & Transcript*).

II. **APPROVAL OF MINUTES**

- a. **July 23, 2007 (Regular Meeting).** Motion by Selectman Morse, seconded by Selectman Johnson, to approve the minutes. **Motion passed 4-0-0.**
- b. **August 1, 2007 (Special Meeting).** Motion by Selectman Johnson, seconded by Selectman Sanders, to approve the minutes. **Motion passed 3-0-1, with Selectman Morse abstaining.**

III. **APPROVAL OF BILLS**

- a. **Warrant # 04-08.** Motion by Selectman Morse, seconded by Selectman Sanders, to approve Warrant # 04-08 in the amount of \$76,247.95. **Motion passed 4-0-0.**

IV. **PUBLIC PARTICIPATION**

- a. **Larry Drown: Old Dump.** Mr. Drown appeared before the Board to express his concerns regarding an old abandoned dump site at the Village wellfield along Route 12A. He would like to see the area identified, samples taken for analysis, and a report from the Board describing how they plan to respond to his concerns. Selectman Morse suggested the topic be referred to the Inter-Local Agreement Committee pending agreement from the Village Trustees.

V. **MANAGER'S REPORT**

- a. **Status Reports: Various Projects**
1. **Employee Evaluations.** Manager Allard reported she has one more evaluation to complete and then Department Heads would be evaluating their own staff.
  2. **Zoning Ordinance.** Zoning Administrator Michele Braun and the Planning Commission are currently working on updates to the Zoning Ordinance and will appear before the Selectboard in the near future to update them on any changes that they plan to recommend.
  3. **Northfield Commons.** Manager Allard reported we had received a written request from Michael Krause for financial assistance by way of cost-share for a drainage problem near his property at the Northfield Commons condominiums. The matter will be on the next agenda.

VI. **SELECTBOARD**

- a. **Bear Farm Road.** Chair Adams asked for comments from any of the members of the Board regarding the earlier Site Visit and Public Hearing pertaining to the Bear Farm Road. Selectman Morse recommended that the Board delay any more discussion until the road can be re-surveyed and boundary markers replaced. Selectman Johnson expressed concerns regarding drainage and contour of the reconstructed road. Motion by Selectman Morse, seconded by Selectman Johnson, to hire American Consulting Engineers & Surveyors (Williamstown, VT) to re-survey the road. **Motion passed 4-0-0.**
- b. **Tax Sales.** Delinquent Tax Collector Baroffio appeared before the Board the answer any questions they may have regarding the pending tax sale for August 30, 2007. There were no specific questions from the Board.

- c. **Authorization for Town Manager to Bid on Tax Sales.** Motion by Selectman Morse, seconded by Selectman Johnson, to authorize Manager Allard to bid on tax sale properties. **Motion passed 4-0-0.**
- d. **Parking Ban Lifting for Norwich University Homecoming (09/08/07).** Motion by Selectman Morse, seconded by Selectman Johnson, to lift the parking ban on Crescent Avenue across from Norwich University during their Homecoming celebration. **Motion passed 4-0-0.**
- e. **“Safe Routes to School” Grant Application.** Manager Allard explained that the committee working on a Safe Routes to School grant was seeking support from the Board. The proposed sidewalk will run on the west side of Vermont Route 12 near the area of Grand Union to approximately the Village line. Motion by Selectman Morse, seconded by Selectman Johnson, to support the application. **Motion passed 4-0-0.** The Board expressed the hope that the Village Trustees would support the application at their next meeting.
- f. **Executive Summary: Korrow Driveway Permit.** Motion by Selectman Morse, seconded by Selectman Sanders, to approve the permit as submitted. **Motion passed 4-0-0.**
- g. **One Ton Truck and Snow Equipment Bid Proposals.** Superintendent Lyon was present to answer any questions the Board may have regarding the bids for a new one-ton truck and snow equipment. Motion by Selectman Morse, seconded by Selectman Sanders, to award the one ton bid to Gateway Ford and the snow equipment bid to Tenco. **Motion passed 4-0-0.**
- h. **Municipal Facilities Committee update.** Selectman Morse reported that the Board had interviewed two (2) applicants for a design/build facility for a new Police Station and are recommending E.F. Wall for the project. Further, the Board is authorizing the Manager to proceed with bringing the project to completion.
- i. **Status Reports: Various Projects.** None.

**VII. PUBLIC PARTICIPATION:** Non-agenda items.

- a. **Linda Barrows: Stop Sign Request.** Ms. Barrows requested an update on her request for a temporary stop sign at the intersection of Barrows Road and Kingston Road. Manager Allard reported she had not followed up on that issue but this matter will be on the agenda of the next regular meeting (08/27/07).

**VIII. ADJOURNMENT.** Motion by Selectman Johnson, seconded by Selectman Sanders, to adjourn. **Motion passed 4-0-0.**

The Board adjourned at 8:10 p.m.

Respectfully submitted,

*Nanci A. Allard*

Nanci A. Allard, Acting Clerk

These minutes are subject to approval at the next regular Board meeting.